

1299 BEACON 40B SITE PLAN REVIEW AND DESIGN ANALYSIS

**Planning Dept.
ZONING BOARD
OF APPEALS
July 11, 2018**

OVERVIEW

- Existing site conditions
- Neighborhood context
- Site Plan Review and Design analysis
- Recommendations

SITE PLAN REVIEW COMPONENTS

OBJECTIVE STANDARDS, DESIGN PRINCIPLES,
AND BEST PRACTICES

- Public, Health, Environmental Safety
- Site and Building Design + Relationship to Context
- “Good Neighbor” Measures
- Permitting History / Legal Review
- Public Benefits / Mitigation
- Risk Management

TECHNICAL REVIEWS

- Review of Traffic Study
- Parking Demand Analysis
- Site Circulation and Parking Design
- Site and Building Design
- Stormwater Management – Article 8.26
- Rubbish/Management Plan
- Lighting, Noise Management
- Public Health/Safety
- Police, Fire

TOWN STAFF

- Building
- Fire
- Police
- Traffic and Parking
- Stormwater
- Public and Environmental Health
- Climate Action
- Preservation
- Town Counsel
- Regulatory
- Architecture and Urban Design

SITE PLAN REVIEW COMPONENTS

PERMITTING HISTORY / LEGAL REVIEW: Areas of Review

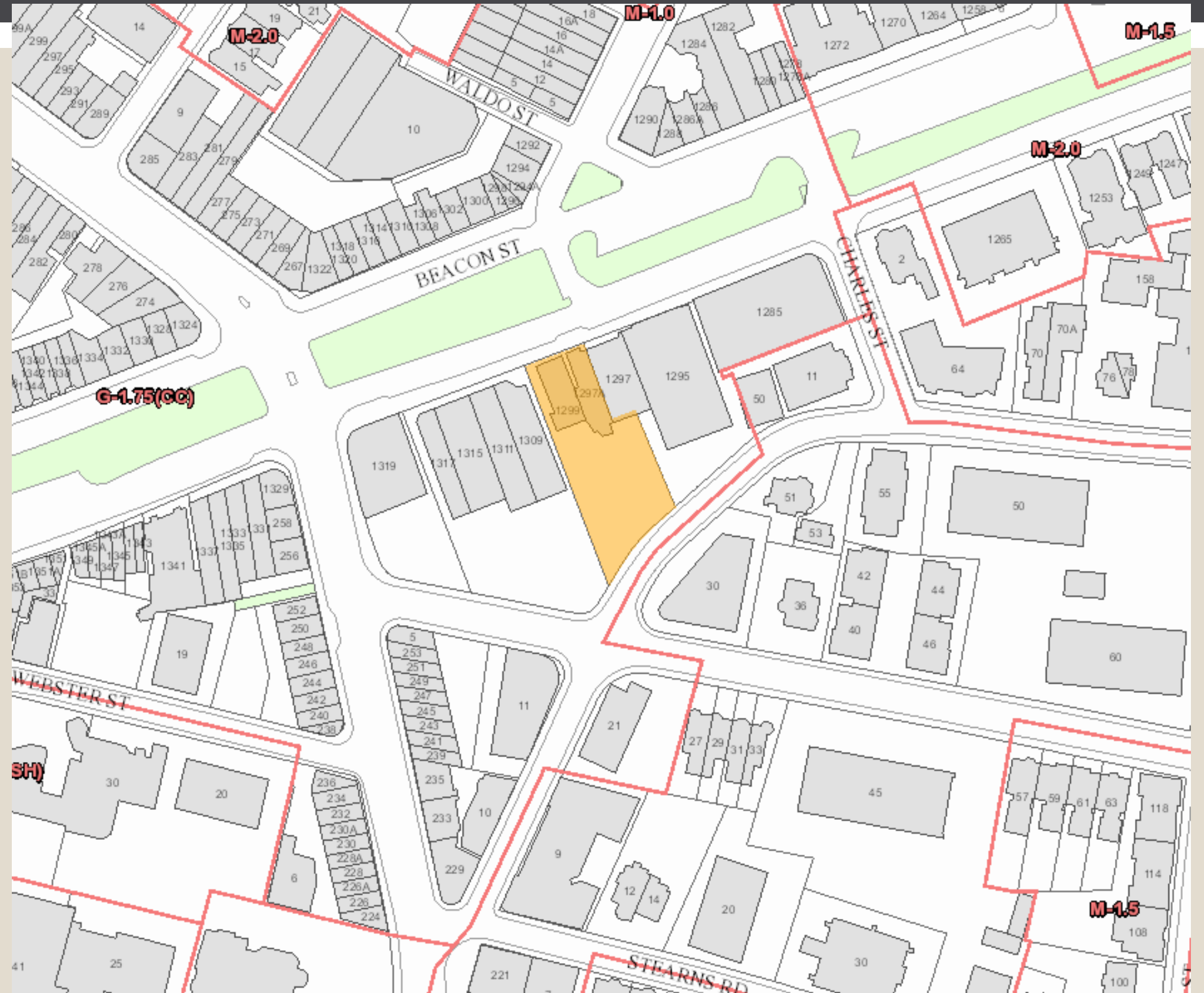
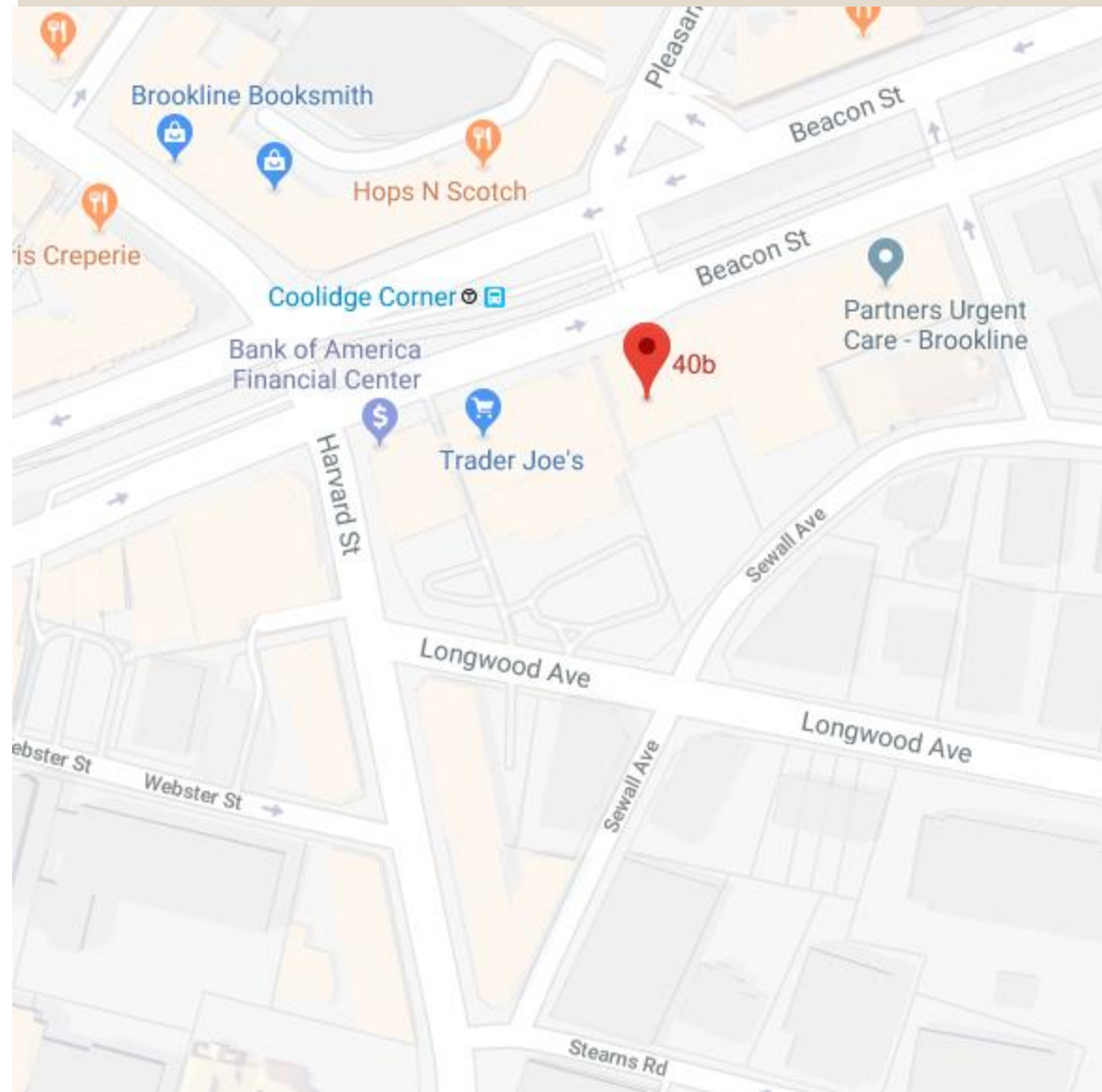
- Possible infectious invalidity / new non-conformities
- State standards (Building, Health, MassDEP)
- Building code existing, proposed violations
- Zoning (Waivers)
- Easements / agreements
- Existing conditions running with the land

SITE PLAN REVIEW COMPONENTS

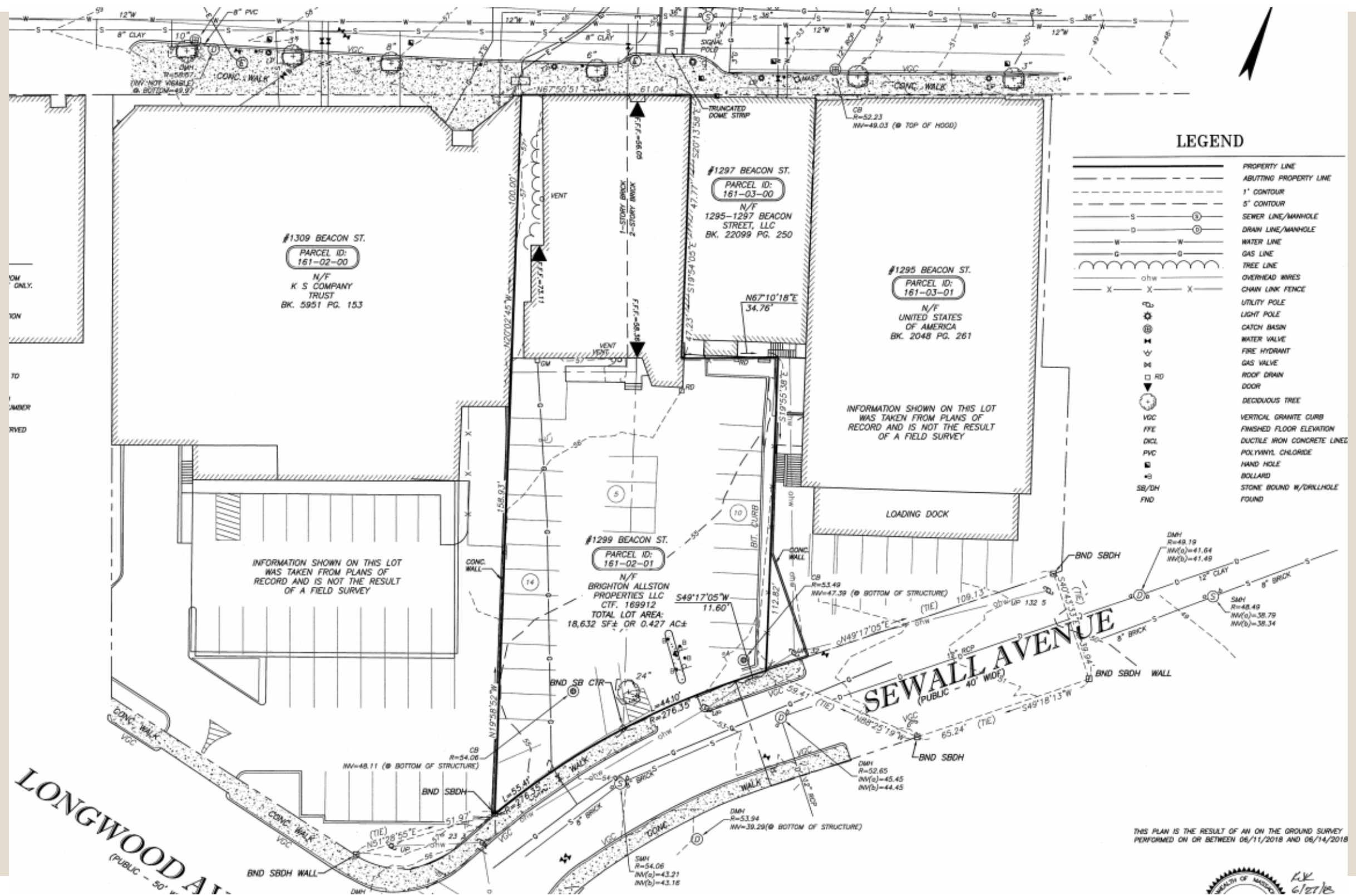
PERMITTING HISTORY / LEGAL REVIEW

- **Trader Joe's Parking (Regulatory/Town Counsel/Building Commissioner)**
- **Existing Fence (Building Commissioner)**
- **Proposed Plan (Building Commissioner)**

EXISTING SITE CONDITIONS



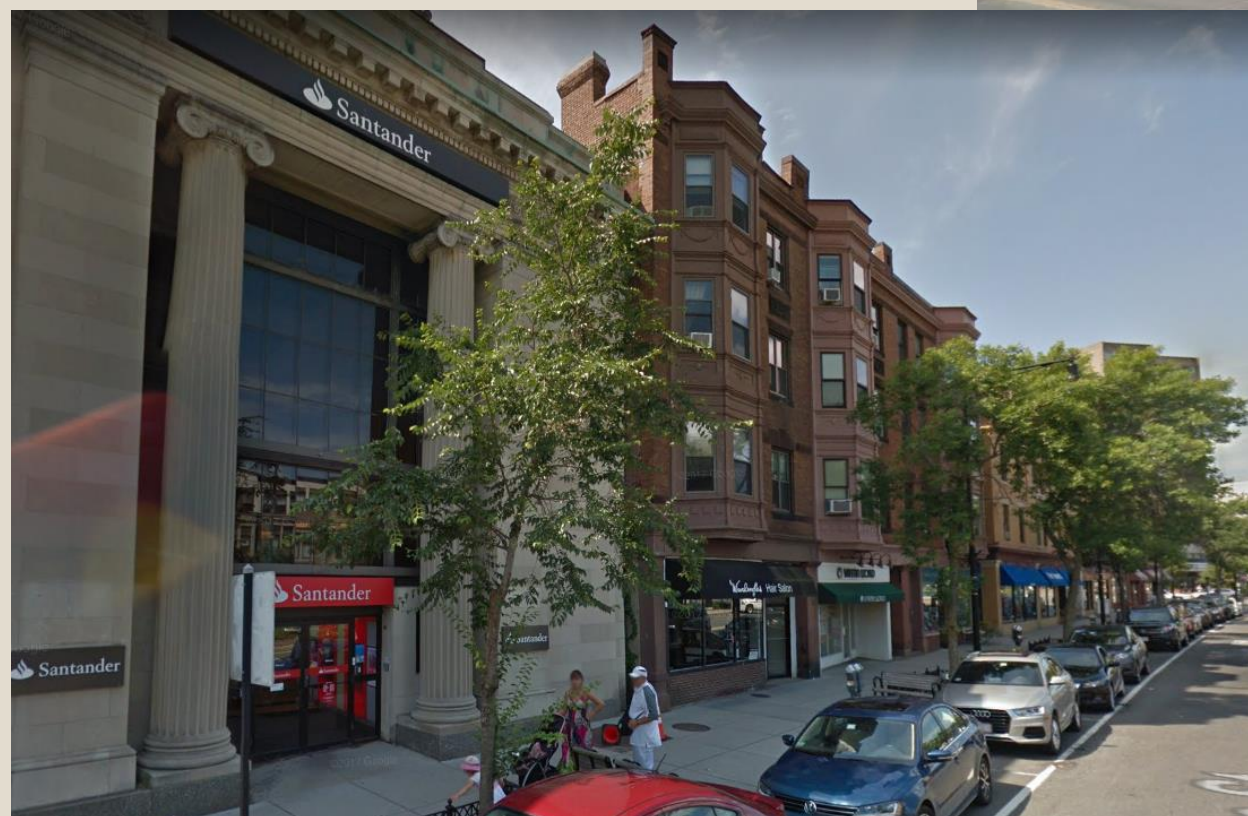
EXISTING SITE CONDITIONS



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NATIONAL REGISTER



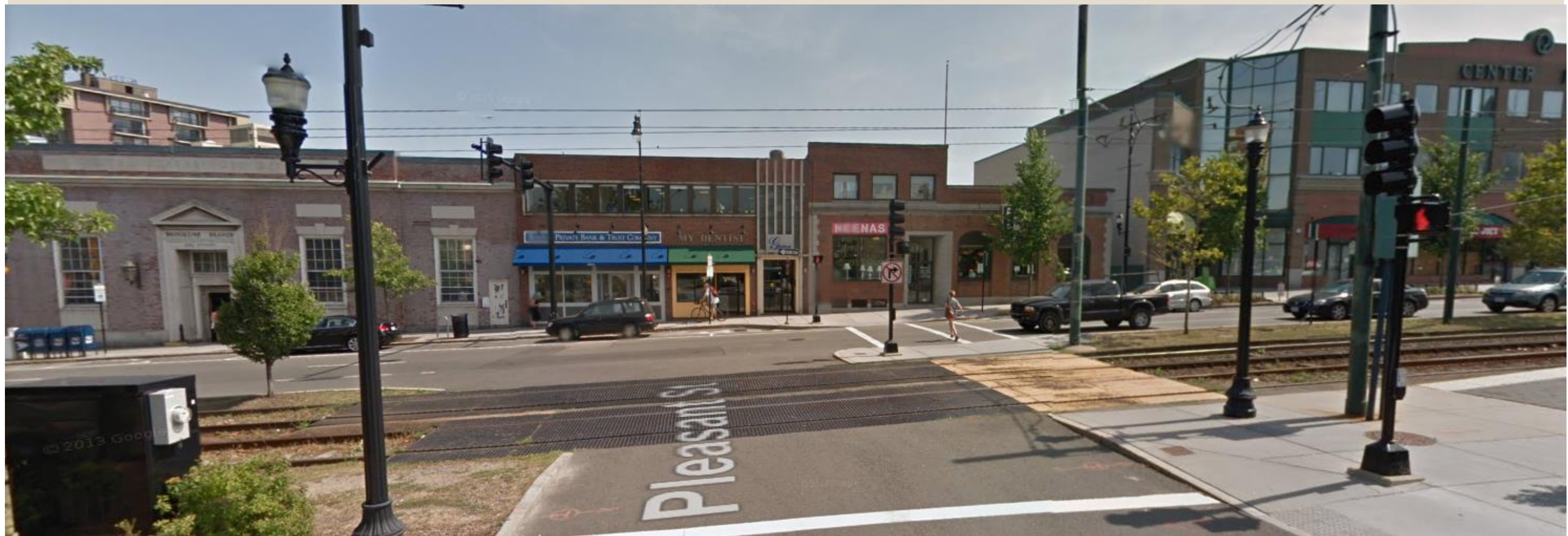
NATIONAL REGISTER



A WORD ABOUT TALL BUILDINGS



STREETSCAPE: BEACON



STREETSCAPE: SEWALL



STREETSCAPE: SEWALL-LONGWOOD



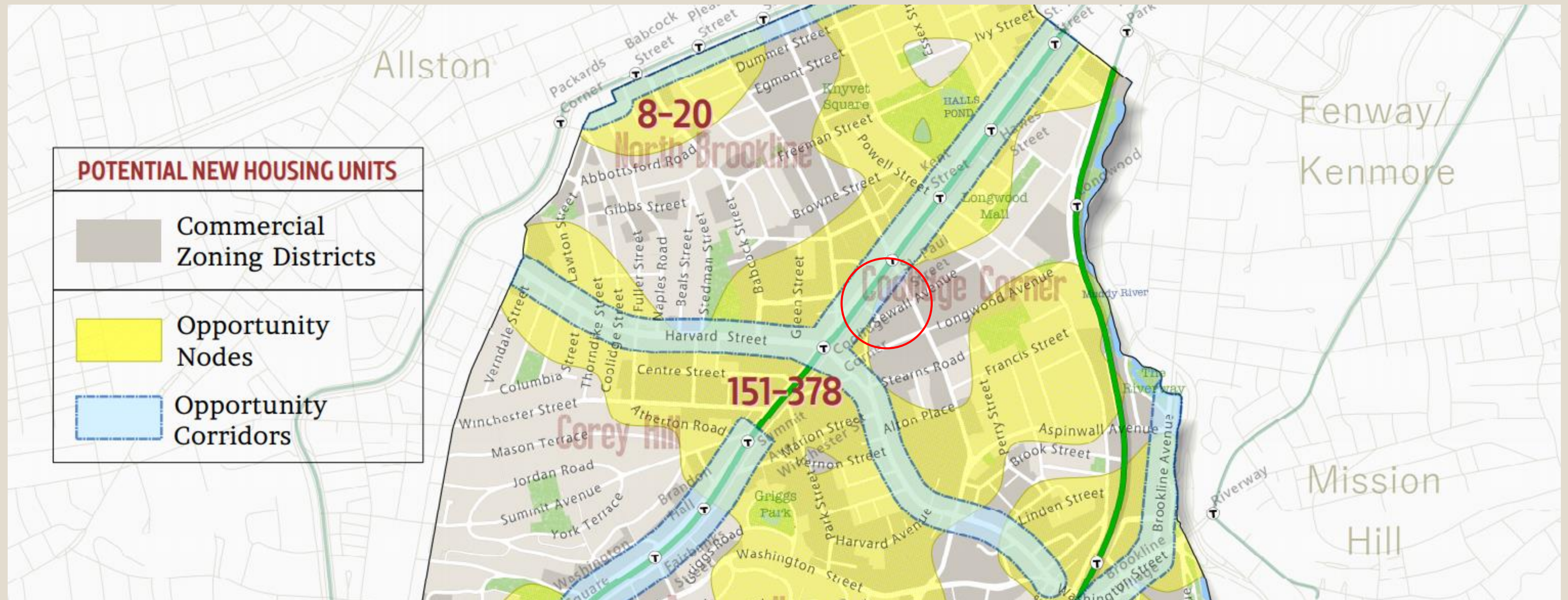
Two Front
Yards



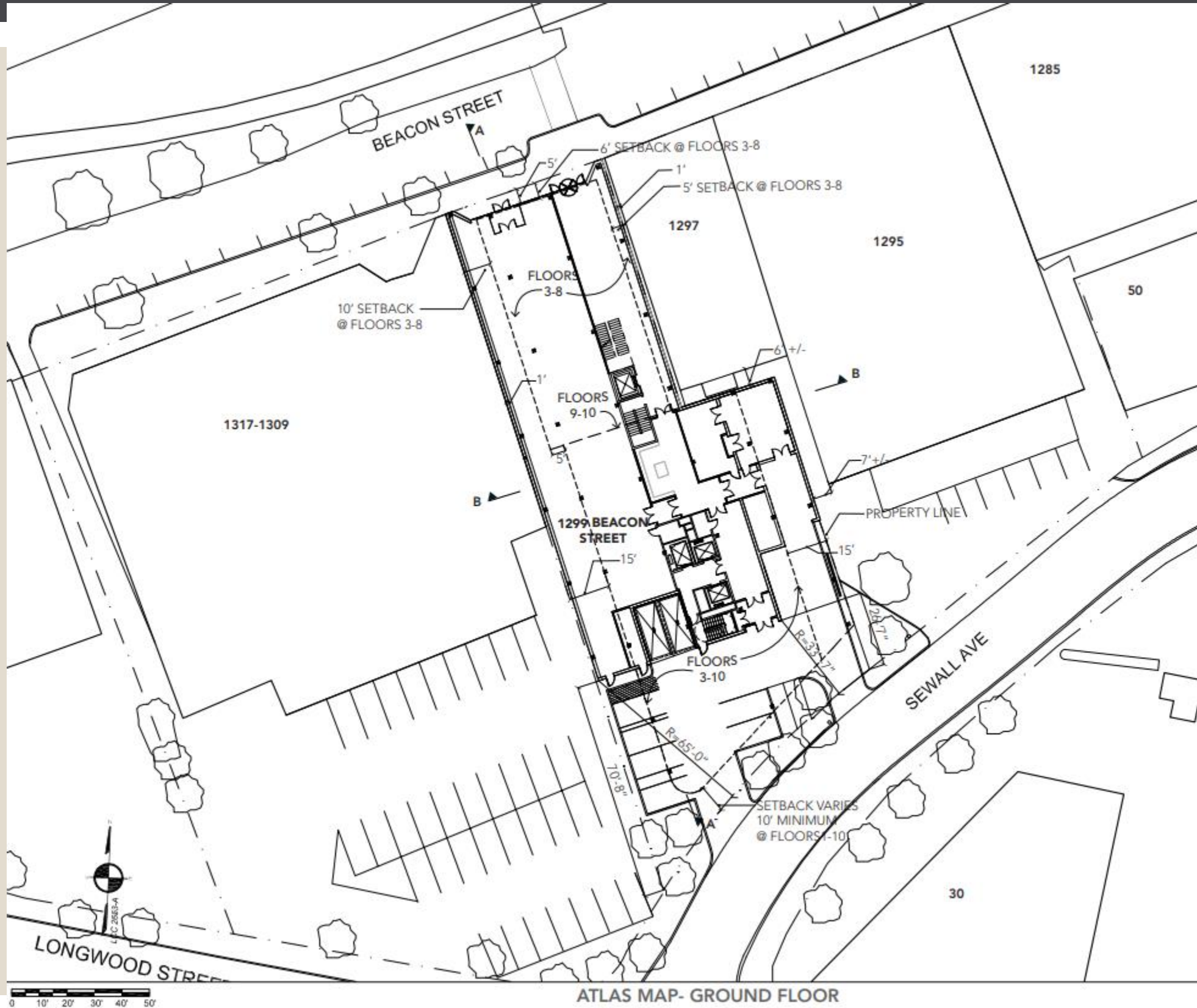
EXISTING TRAFFIC CONDITIONS

Letters from Police and DPW

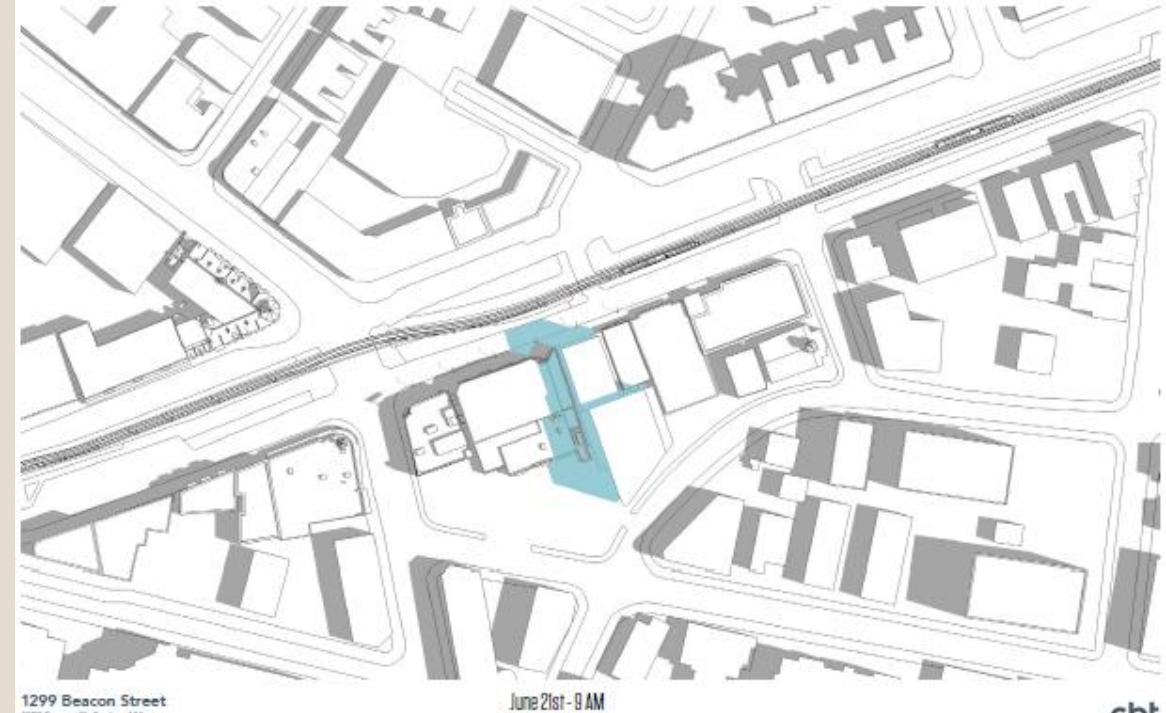
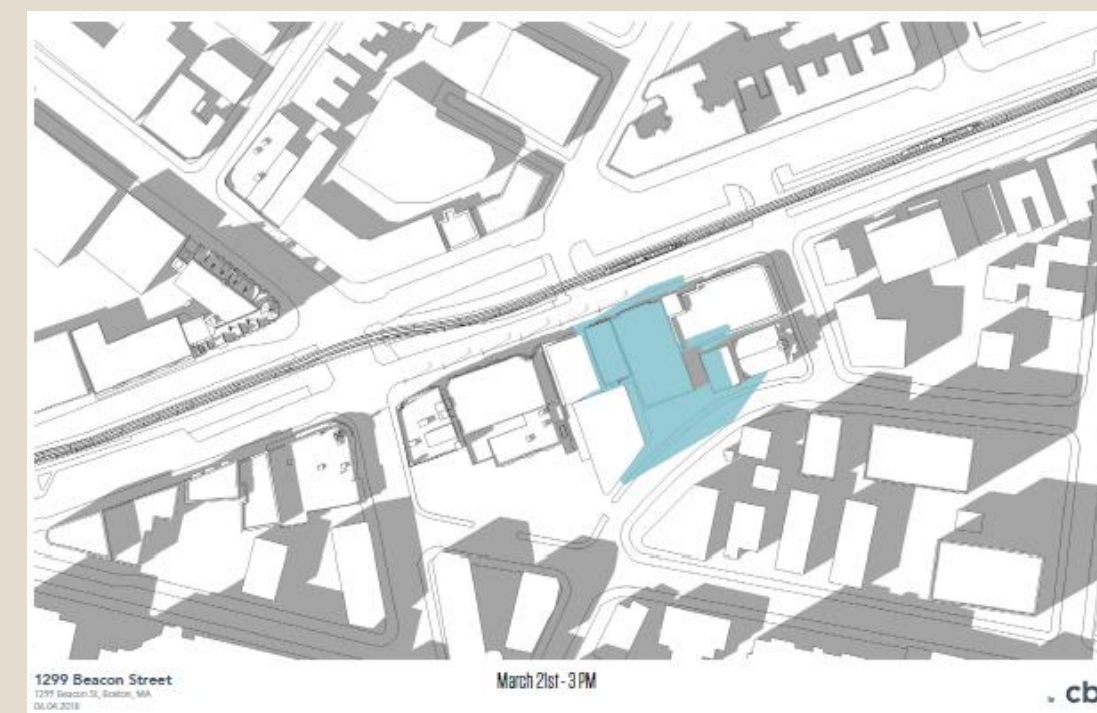
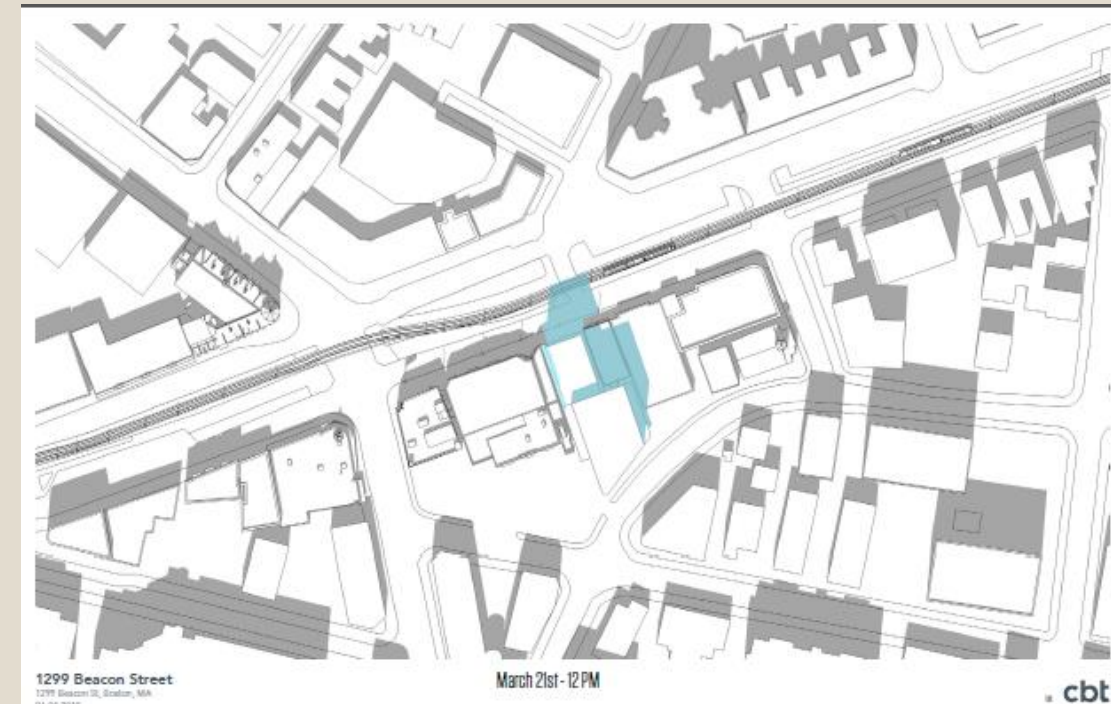
HOUSING PRODUCTION PLAN



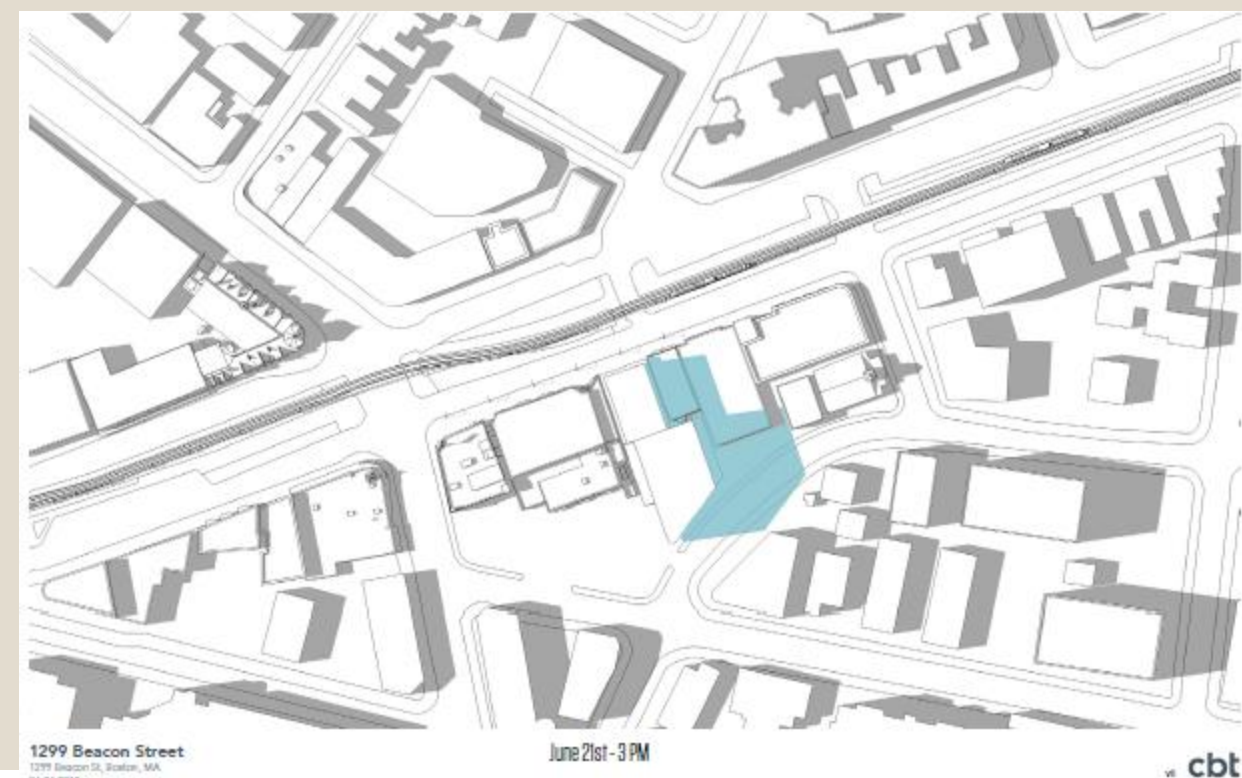
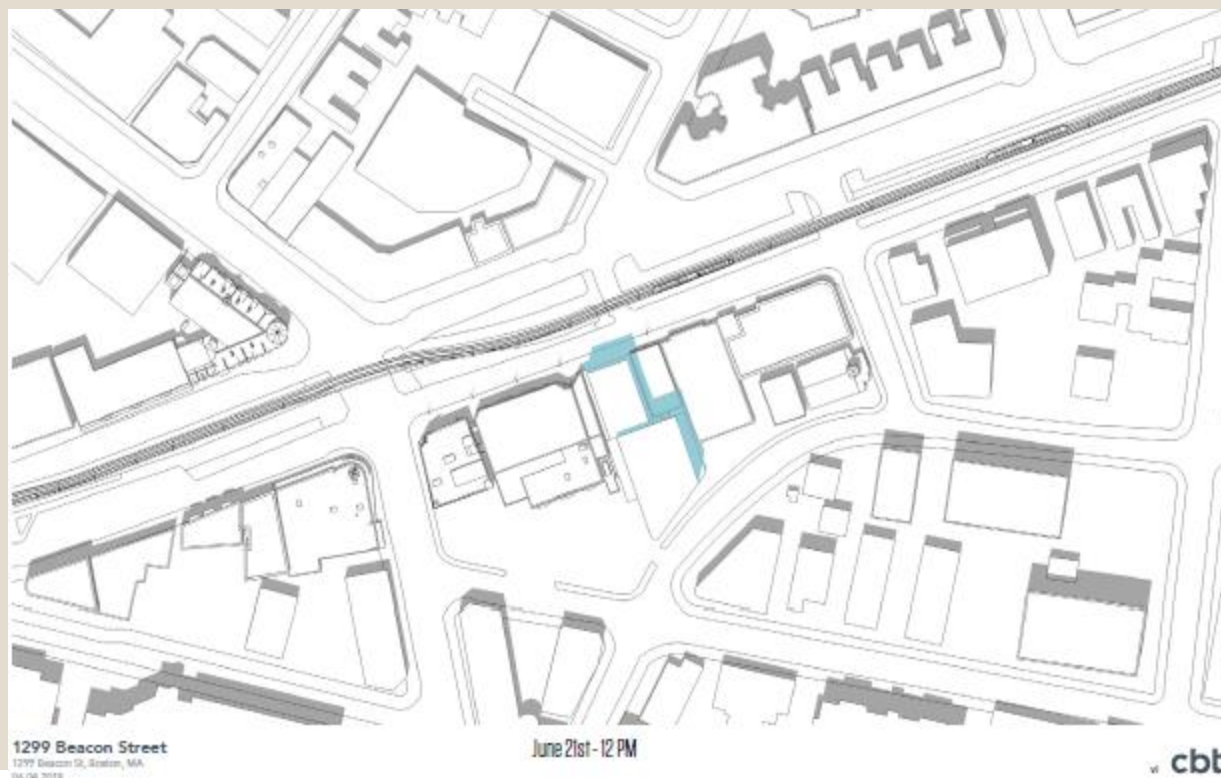
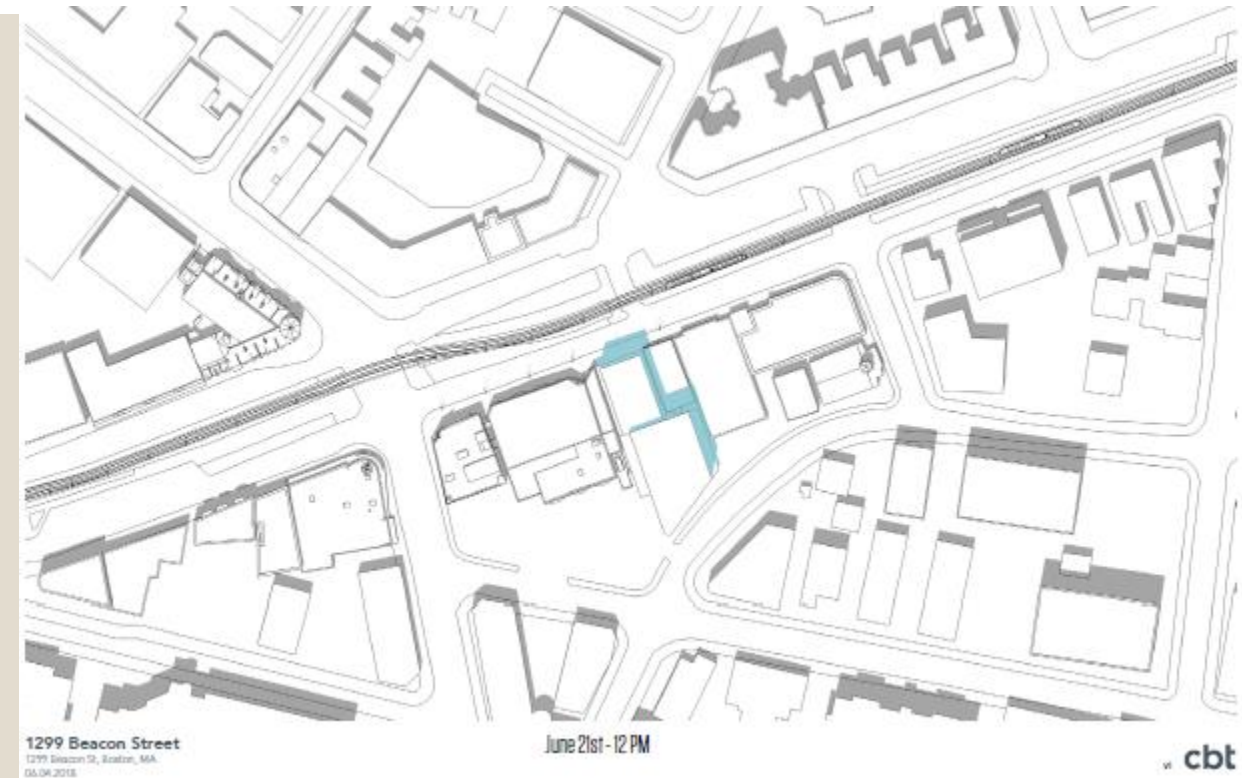
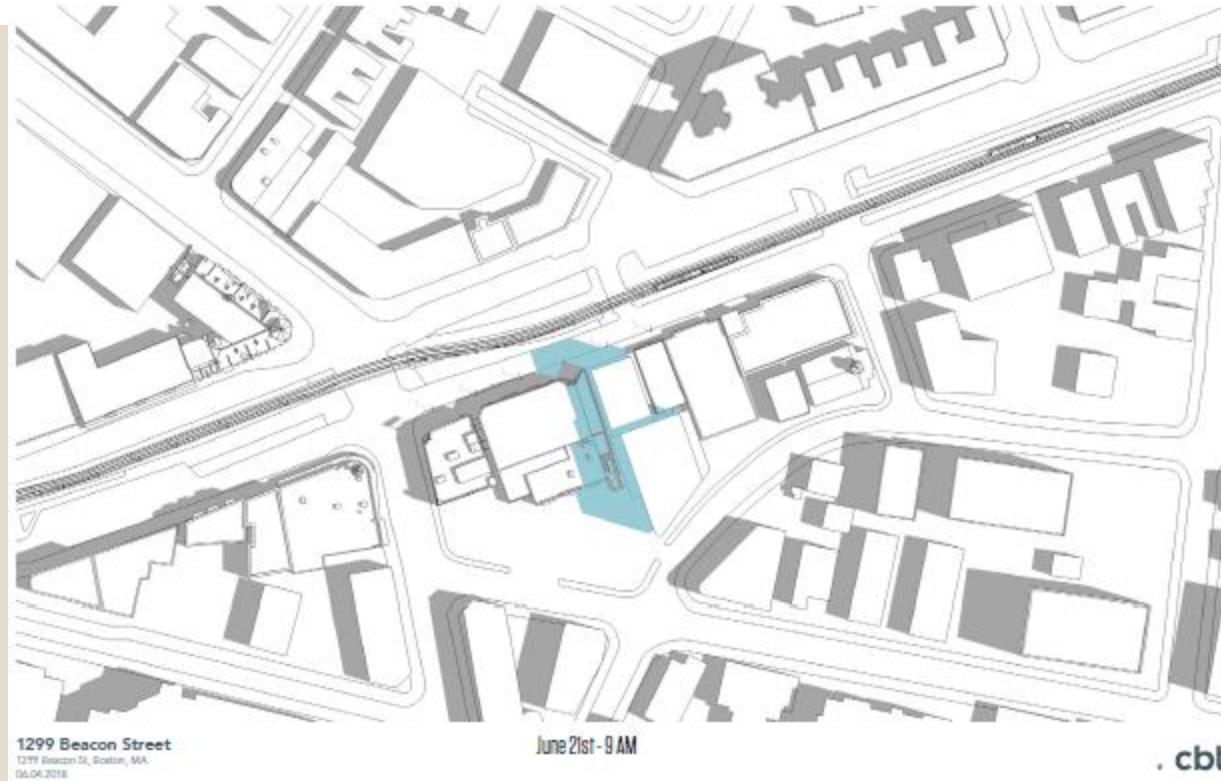
PROPOSED SITE PLAN



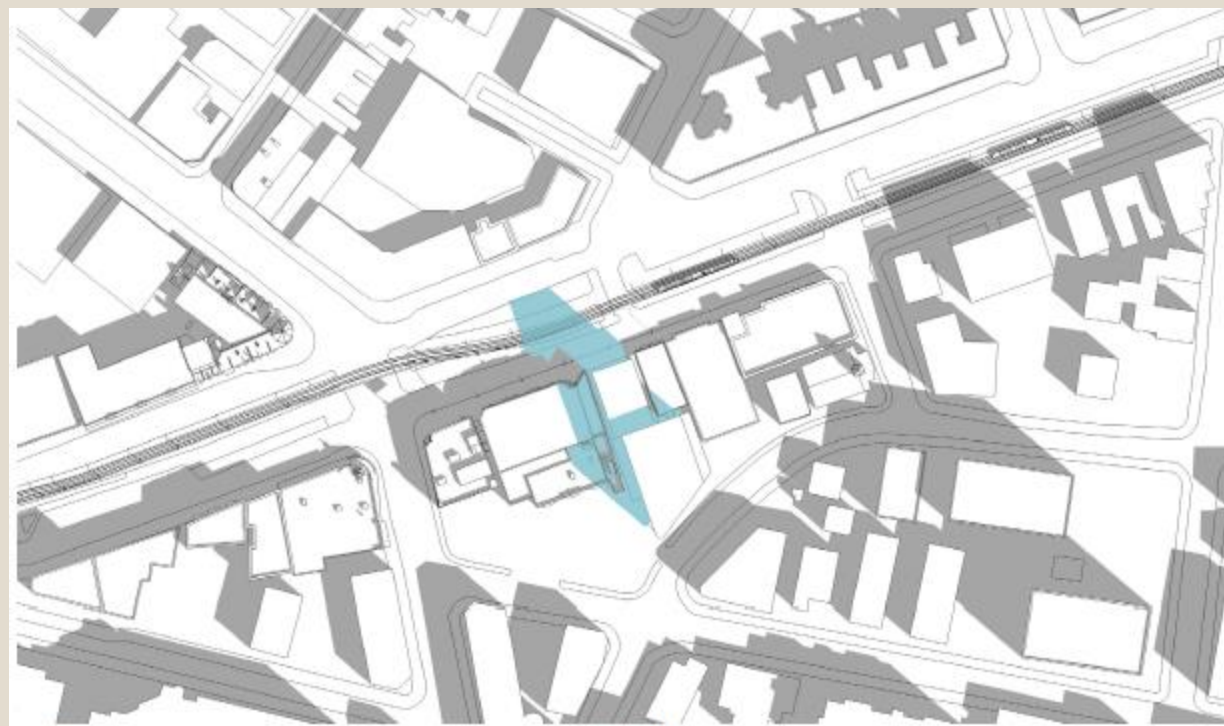
SHADOW STUDY: MARCH



SHADOW STUDY: JUNE



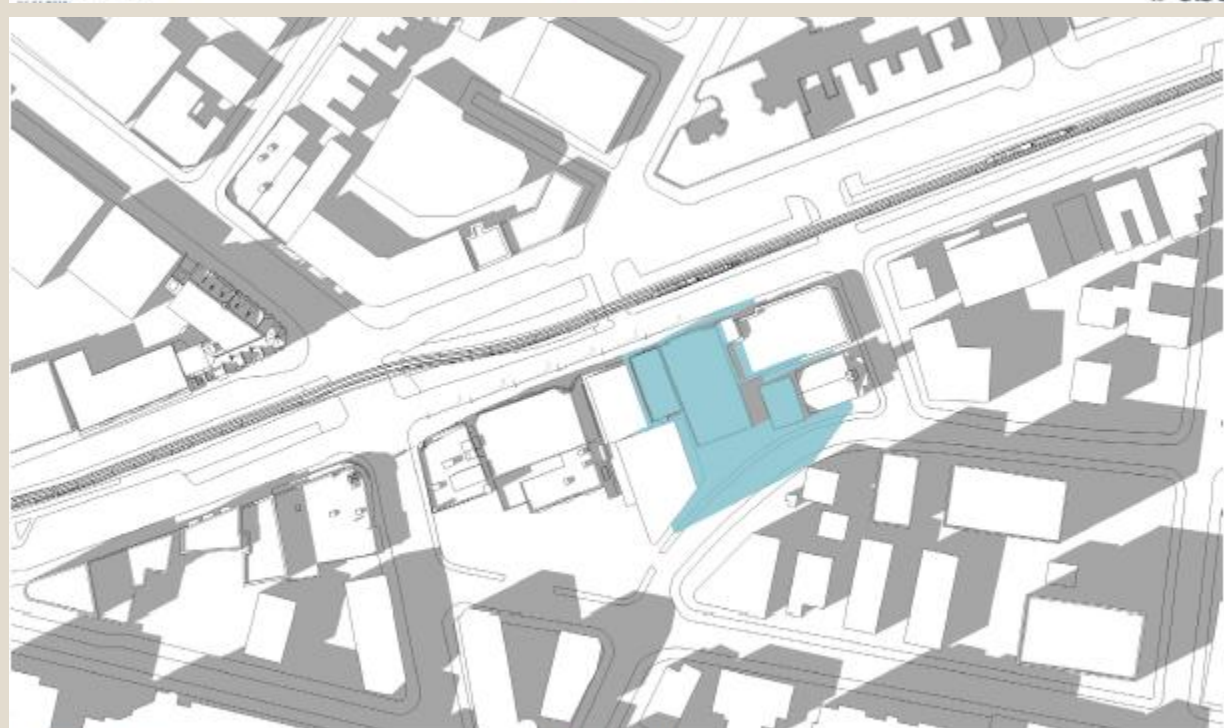
SHADOW STUDY: SEPTEMBER



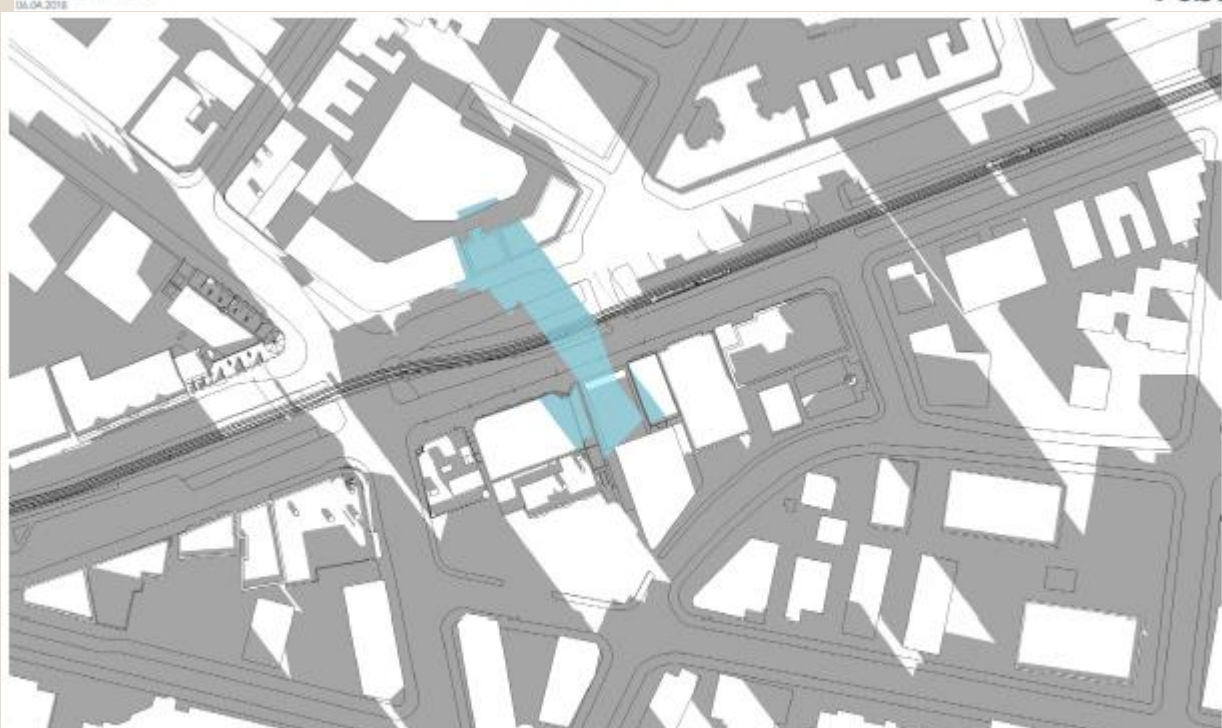
1299 Beacon Street
1299 Beacon St, Boston, MA
06/04/2018
cbt



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cbt

SHADOW STUDY: DECEMBER



PROPOSED PROJECT



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PROPOSED PROJECT



ASSESSING INTENSITY OF USE

**Safe site circulation for both pedestrians and vehicles
Safe access onto and out of the site**

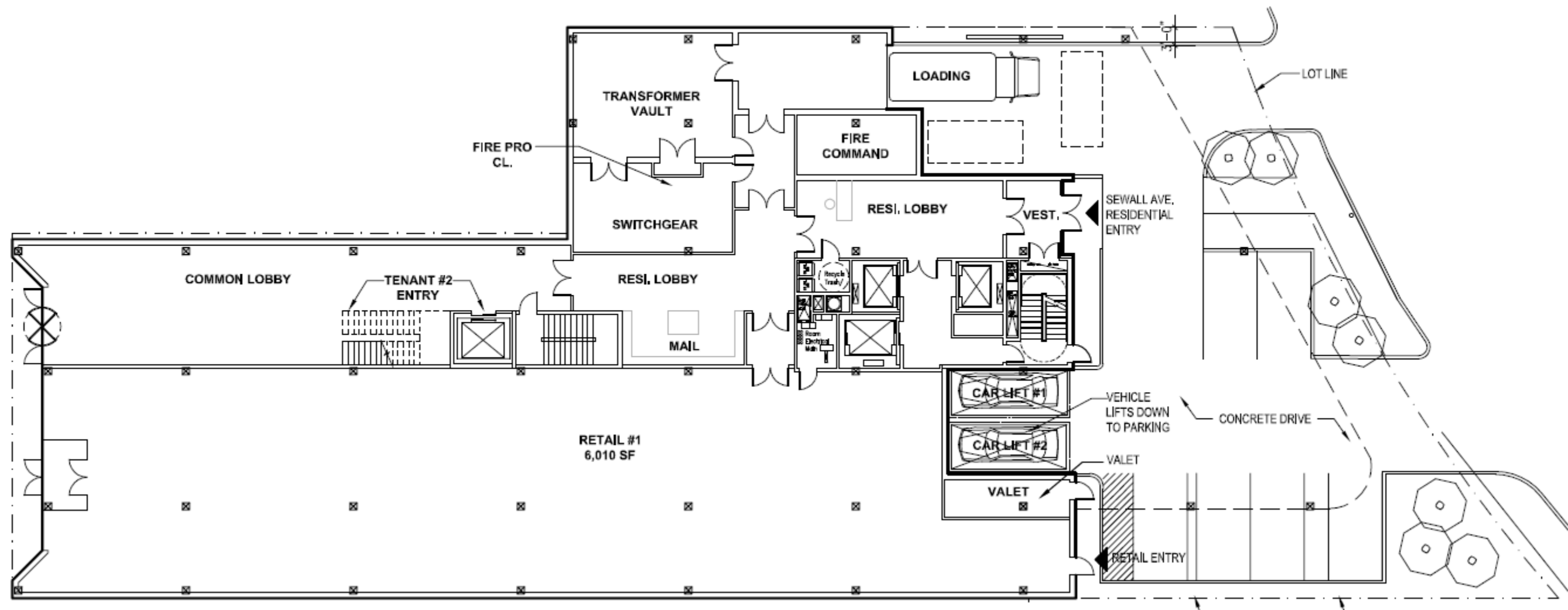
Adequate number of parking spaces for residents, customers, visitors, and deliveries, especially for both residential and for a range of possible retail uses

Parking operations plan to ensure safety on-site, avoid queueing onto Sewall

Impact on the public way (need for a loading zone or necessity to back into or out a driveway on a congested street) and eliminate parking spaces on Beacon and Sewall

Adequacy of rubbish/recycling storage areas, especially for a range of retail uses; the number of times of trash pick-up would be required

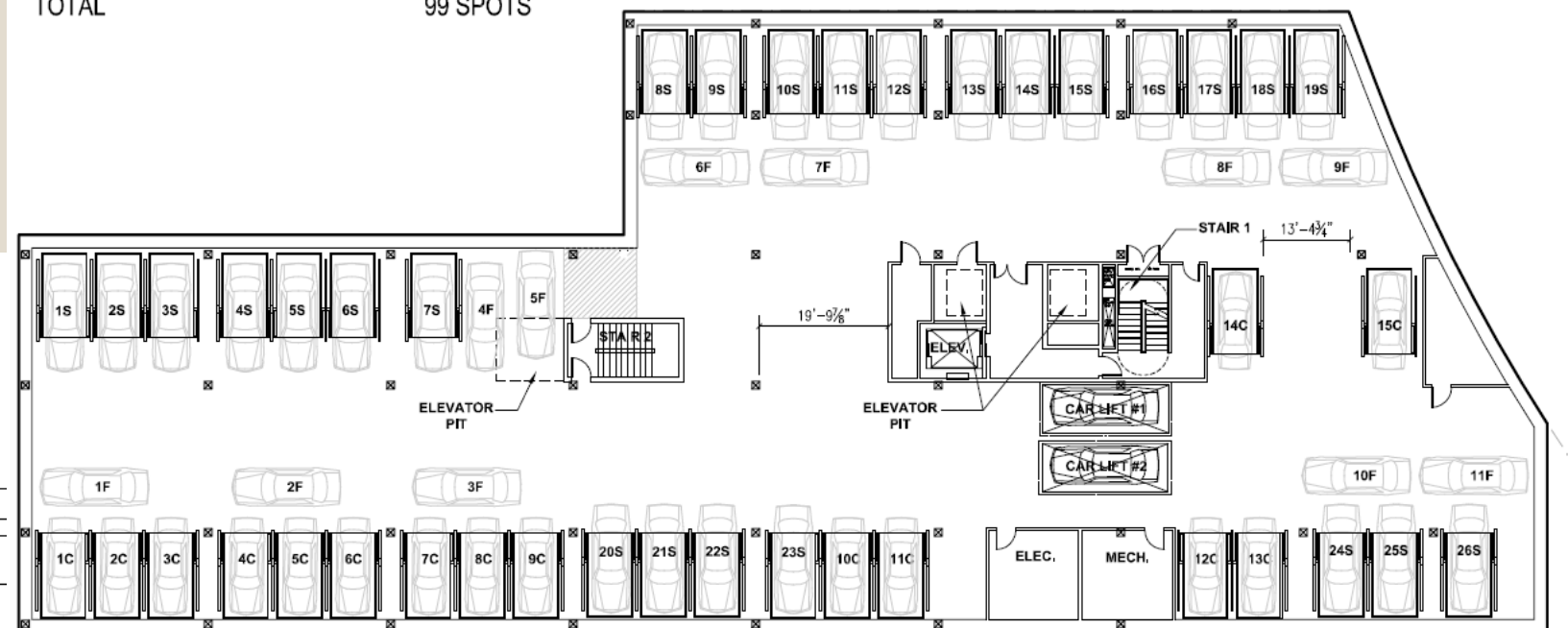
SITE CIRCULATION



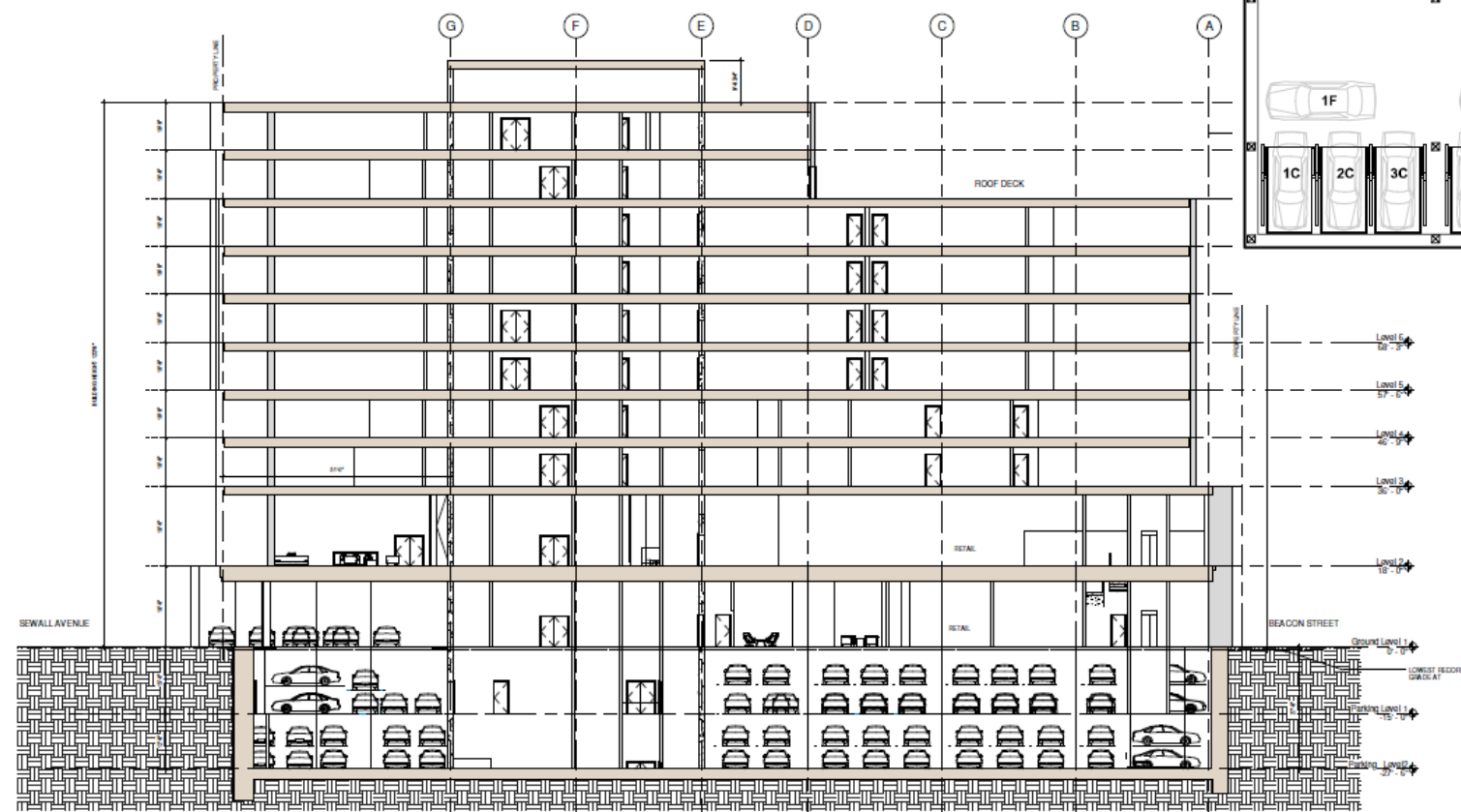
PARKING PLAN, RATIO

Parking Level Plan - 1/16" = 1'-0"

28% - COMPACT SPACES (xC)	30 SPOTS (15 SPACES X 2)
58% - STACKER SPACES (xS)	52 SPOTS (26 SPACES x2)
9% - FLOOR SPACES (xF)	11 SPOTS
6% - SURFACE SPACES	6 SPOTS
TOTAL	99 SPOTS



Building Section



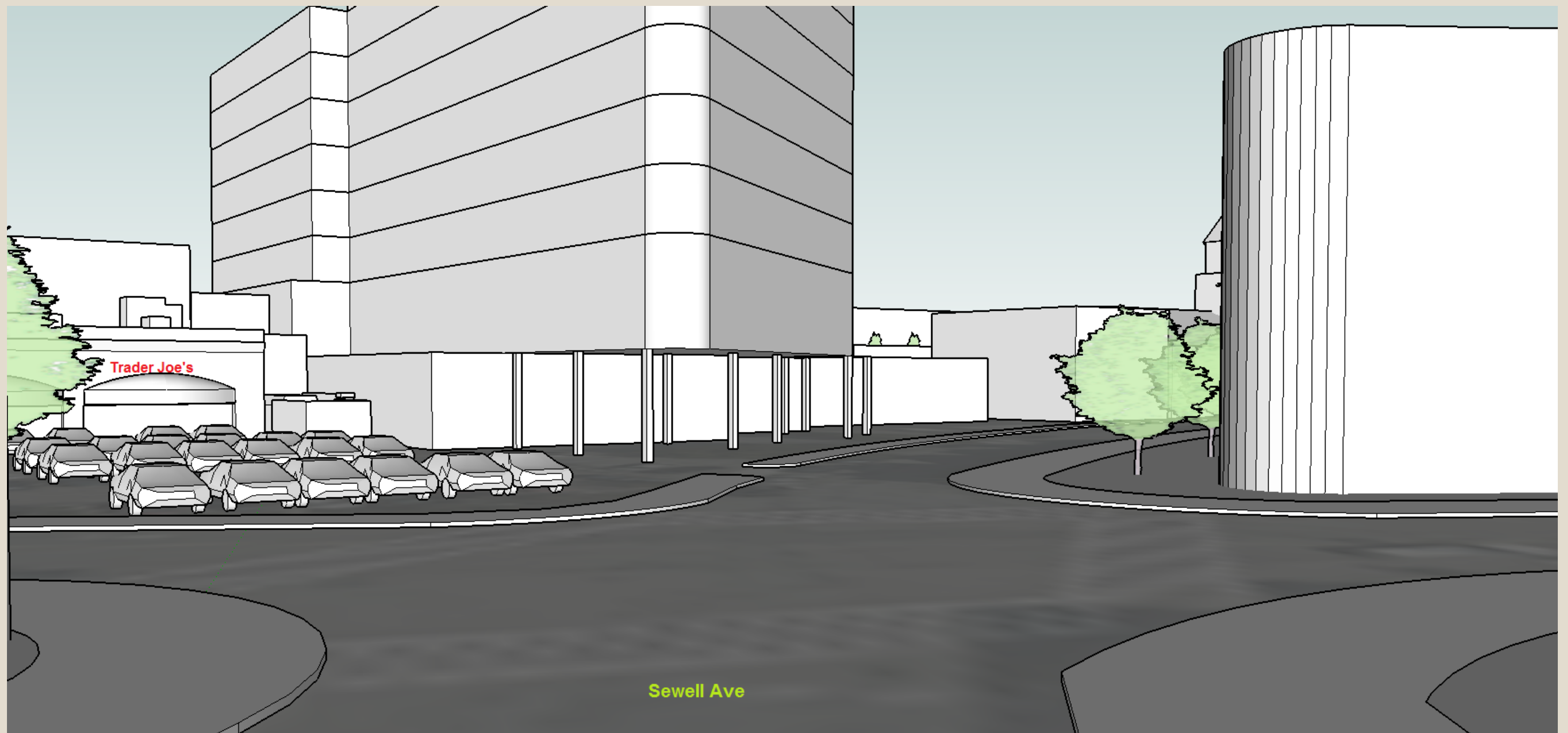
RECOMMENDATIONS

- Assess feasibility of garage design to assess if 93 vehicles can be accommodated, along maneuverability, overflow vehicles, and other related parking operations.
- Provide a site circulation and parking management plan that for managing vehicles waiting to park, and to avoid queuing into Sewall and backing out of or into Sewall.
- Improve parking ratios to accommodate both residential and retail uses, especially customers and visitors
- Assess likely retail scenarios to design safer and more feasible site circulation related to increased traffic volumes and more frequent trash pick-ups for more intense uses
- Compare the merits of two levels of subgrade parking without stackers and one level with stackers and valet
- Obtain input from the Transportation Board in regard to proposed loading zone/taxi area on Beacon Street and relationship to the Brookline Complete Streets Prioritization Plan as well as potential need to eliminate parking spaces on Sewall to improve Stopping Sight Distance.

MASSING, SCALE, STREETWALLS



MASSING, SCALE, STREETWALLS



MASSING, SCALE, STREETWALLS



RECOMMENDATIONS

- Articulate massing to reinforce the commercial and residential streetwall, character defining features of Beacon Street National Register District
- Improve shadow impacts and viewsheds
- Acknowledge the two front yards: Create a welcoming residential/retail entrance and safer pedestrian experience on Sewall
- Connect potential customers who live in the neighborhood to commercial activity at the site
- Avoid supported overhang at Sewall
- Reconsider floor to ceiling height windows
- Improve setbacks to reduce impact on abutter at 1297 Beacon

RUBBISH MANAGEMENT

- Applicant will provide rubbish/recycling plan
- Director of Environmental Health, Fire Dept will assess
- Key questions for assessment:
 - Specify retail uses
 - Managed by a private service?
 - How many times per week is pick-up planned for trash and for recycling?
 - How many trash and recycling receptacles, what sizes?
 - Will there be a trash compactor on the site? Decibels?

RUBBISH MANAGEMENT

- Is the trash storage room adequately sized to accommodate receptacles?
- Are any receptacles proposed for outdoor storage?
(Not advised)
- If the Public Health Department were to examine the adequacy of the trash/recycling plan one year after 90% occupancy, would there be enough room within the building footprint to scale up storage?